

**37 Graham Street, Tamworth, NSW 2340**



**Sold House**

Monday, 2 October 2023

37 Graham Street, Tamworth, NSW 2340

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 777 m2**

**Type: House**

**\$475,000**

Conveniently positioned in Graham Street Calala, this well maintained family home is within walking distance to conveniences all while being situated in a quiet and peaceful street with rural outlooks from the moment you step onto the deck. This brick and tile home is the ideal property, offering an existing tenancy perfect for the investor, whilst also available with vacant possession for the owner occupier. Having been well cared for by the current tenants, the three bedroom home presents in a very neat and tidy manner, with the spacious lounge room, open plan dining room, kitchen with breakfast bench and an updated bathroom & laundry. With three well sized bedrooms all featuring built-in wardrobes, this is in addition to the 2 linen presses in the hallway and laundry, and main split system airconditioner in the lounge room. For the entertainers, the timber deck off the rear of the home provides plenty of space overlooking the spacious fully fenced 777sqm yard and across the rural outlook.